058.0	0010	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	822,600 / 822,600
					USE VALUE:	822,600 / 822,600
					ASSESSED:	822,600 / 822,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-44A	PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOVETT MAUREEN TRUSTEE
Owner 2:	MAUREEN LOVETT TRUST
Owner 3:	
Street 1:	44A PEIRCE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOVETT MICHAEL & MAUREEN -
Owner 2:	-
Street 1:	44A PEIRCE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,440 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2644 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3440.000	456,400		366,200	822,600
Total Card	0.079	456,400		366,200	822,600
Total Parcel	0.079	456,400		366,200	822,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.18 | /Parcel: 311.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	38943
GIS Ref	
GIS Ref	
Insp Date	09/24/18

!5012!

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0010-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	456,300	0	3,440.	366,200	822,500	822,500	Year End Roll	12/18/2019
2019	104	FV	354,300	0	3,440.	366,200	720,500	720,500	Year End Roll	1/3/2019
2018	104	FV	353,600	0	3,440.	245,900	599,500	599,500	Year End Roll	12/20/2017
2017	104	FV	331,300	0	3,440.	235,400	566,700	566,700	Year End Roll	1/3/2017
2016	104	FV	331,300	0	3,440.	214,500	545,800	545,800	Year End	1/4/2016
2015	104	FV	294,700	0	3,440.	172,700	467,400	467,400	Year End Roll	12/11/2014
2014	104	FV	294,700	0	3,440.	154,300	449,000	449,000	Year End Roll	12/16/2013
2013	104	FV	306,800	0	3,440.	146,500	453,300	453,300		12/13/2012

PRINT

Date	Time
12/10/20	19:57:56

LAST REV

Date	Time
10/05/18	11:23:38

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOVETT MICHAEL	48700-318		12/20/2006	Family		No	No		
	10397-102		11/5/1963			No	No		N

USER DEFINED

Prior Id # 1:	38943
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2009	1050	Re-Roof	10,995					

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
5/22/2009	Info At Door	189	PATRIOT
4/19/2000	Inspected	243	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
8/8/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3440		Sq. Ft.	Site		0	70.	1.52	11									366,240						366,200	

Total AC/HA: 0.07897 | Total SF/SM: 3440 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 366,240 | Spl Credit | Total: 366,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09099114
Const Adj.:	1.00989902
Adj $ / SQ:	187.304
Other Features:	102427
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	661417
Depreciation:	205039
Depreciated Total:	456378

COMMENTS

NEEDS ALOT OF WORK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

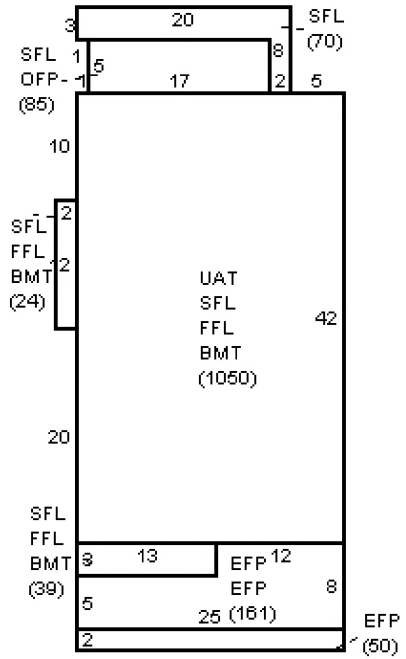
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,268	187.300	237,502
BMT	Basement	1,113	56.190	62,541
FFL	First Floor	1,113	187.300	208,470
EFP	Enclos Porch	372	34.890	12,977
UAT	Upper Attic	263	131.110	34,417
OFP	Open Porch	85	36.270	3,083
	Net Sketched Area:	4,214	Total:	558,990
Size Ad	2381	Gross Are	5001	FinArea 2644

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.30
Special Features:	0	Val/Su Net:	108.31
Final Total:	456400	Val/Su SzAd	191.68

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0010-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	